

36/001-07E
9600 Dewitt Drive, Silver Spring
National Park Seminary Historic District



F

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 25, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #467769, Roof replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the October 24, 2007 meeting.

1. Conditions as set forth by the Maryland Historical Trust Easement Committee.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kyoto Trust

Address: 9600 Dewitt Drive, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Donald L. Frost
Daytime Phone No.: 301-807-9573

Tax Account No.: 03532876
Name of Property Owner: Kyoto Trust Daytime Phone No.: 301-807-9573
Address: 17310 Moore Rd, Boyds Maryland 20841-9530
Street Number City State Zip Code
Contractor: Owner Phone No.: 301-807-9573
Contractor Registration No.: n/a
Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9600 Dewitt Dr. Street: _____
Town/City: Silver Spring Nearest Cross Street: Linden Lane
Lot: 56 Block: 1 Subdivision: 7
Liber: 34402 Folio: 433 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 50K for this portion of the overall project.
1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL n/a

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 10/07/2007
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/31/07
Application/Permit No.: 467769 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

1. Written Description of Project

a.

The Chiopi Japanese Bungalow is located in the National Park Seminary Historic District. Its front faces east toward the dormitories and Ballroom building of the National Seminary School. Approximately 25 yards from the southwest corner sits the school Chapel with stained glass windows still intact. Due South across Linden Lane is the Theta Mission Sorority House that can be seen from the Bungalow's living room window. Across from the Mission House, southwest of the Japanese Bungalow sits the Seminary Farm House. Across the back yard and across Linden Lane is the Seminary Library House. North and directly adjacent is the Japanese Pagoda sorority house.

The historical significance of the structure is its use as a sorority house. Built between 1894 and 1915 the house served as part of the National Seminary School and part of an eclectic scene of sorority houses each built in a different style. Chiopi was the first sorority house at National Park Seminary and was built to house a secret literary society that was discovered meeting clandestinely. As found in the National register, "[This] Historic District is significant as an architectural 'folly' [and, although a 'finishing school of bygone days] it did express the dominant attitudes towards women's capabilities and roles in society in the days before woman's suffrage and Women's Lib." In addition, in 1942 the site became part of the Walter Reed Army Hospital and served World War II soldiers as a recovery site for the wounded.

The historical feature/design of the structure was its Oriental flavor with slightly upturned edges of the roof. Later, most probably the Army altered its appearance to resemble a more conventional American bungalow style. Decorative roof forms and the upturned portions of the roof no longer adorn the structure. The interior had an Oriental flavor as well.

b.

This portion of the overall project intends to rehabilitate the roof structure and its related components, including fascia, soffit, framing to re-create original overhangs, gutters, and roof shingles, to its original sound condition and style as authorized. Repairs and replacements are to remedy deficiencies where necessary and beneficial to the structure in order to reinstate its original historical appeal and value. The work involved should have no ill effect on its surroundings. Most of the Seminary buildings that are adjacent to the Chiopi Japanese Bungalow are also under historical renovation by several different contractors at this time. Historical repairs, refurbishing, and bringing the structure up to code will greatly help to beautify and revitalize this long forgotten historical district in Silver Spring. Property values in the vicinity may also rise when the projects are completed.

In general, the work that is seeking permit at this time is as follows:

- Remove all existing roof tiles
- If any, replace all roof joists that are damaged, rotten or termite destroyed
- Repair or replacement any fascia board and soffit boards that are damaged, rotten, or termite destroyed.
- As per plans, reinstall south façade overframe to re-create original dormer look
- As per plans, re-create the original overhang and soffit detail
- Repair or replace all damaged, rotten or termite destroyed wood trims on roof, soffit, and fascia areas
- Repair or replace all damaged, rotten or termite destroyed wood porch posts
- Install new aluminum half round gutters and downspouts
- Install roof new fiberglass roof shingles

2. Refer to site plan and environmental setting photo

3. The Chiopi Japanese Bungalow construction plans define the project on the following drawings:

- **Drawings 7 - 10**
Each of the drawings shows existing elevations.
- **Drawing 11 –**
This east façade drawing details the installation of the singles, fascia to match the original and the recreation of the original overhang and soffit detail, and gutter install.
- **Drawing 12 –**
North façade drawing of roof details. Drawing points out the installation of the singles, fascia to match the original and the recreation of the original overhang and soffit detail, and gutter install.
- **Drawing 13 –**
West façade drawing of roof details. Drawing points out the installation of the singles, fascia to match the original and the recreation of the original overhang, soffit detail and gutter install.

- **Drawing 14 –**
South façade drawing of roof details. Drawing points out the installation of the singles, fascia to match the original and the recreation of the original overhang, soffit detail and gutter install. In addition, points out the area for the dormer overframe installation as detailed in drawing 15.
- **Drawing 15 –**
This drawing details the construction of the 2x6 overframe to re-create original dormer look, 2x4 framing to re-create the original overhang and soffit detail.

4. Material Specifications

For restoration of – roof and shingles, dormer overhang, fascia and soffit repairs and details, gutters and downspouts

- All materials to be paint grade wood
- 2x4 framing studs (pine)
- 2x6 framing materials (pine)
- ¾ CDX Sheeting material
- Half round aluminum gutters and downspouts
- Fiberglass roof shingles
- Roofing felt
- Copper flashing
- Roofing nails
- Primer
- Exterior Paint
- caulk

5. Photographs

Refer to attached photographic prints

6. Tree Survey

There is one tree of significant historical value on the property. Located at the front east façade of the house is a Gingko tree that is well over one hundred years old. The tree towers into the sky to a height of approximately 75 to 100 feet. This species of tree has been on earth for so long that it is known as a living fossil. There is much care taken to protect the tree. On the west façade is a very tall Hickory tree that most likely received damage at the taproot during the installation of the neighborhood utilities. The utility was buried parallel to the street, Linden Lane, and along side the tree. If it continues to die the Alexander Group will do the utility work will remove the tree. Neither one of the trees encroaches on the structure in a way that would hurt the trees while the roof is under renovation.

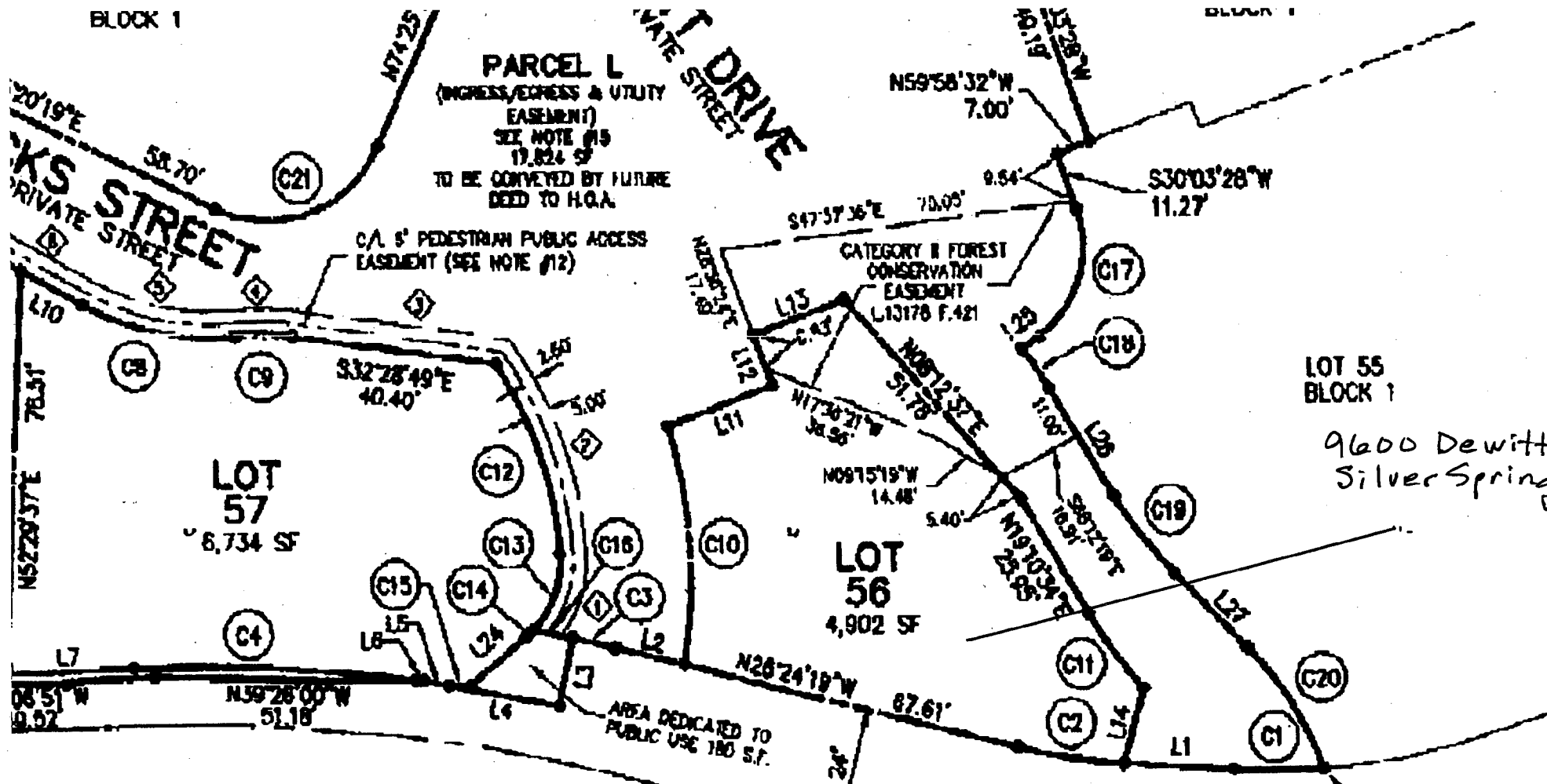
7. Addresses of Adjacent and Confronting Property Owners

Evans, Edward M
2760 Linden Lane
Silver Spring, MD 20910

Forest Glen SF LLC
2820 Sacks Drive
Silver Spring, MD 20910
C/O Natalie Bock, Alexander Company
145 East Badger Road Ste #200
Madison WI 53713-2708

Mission Trust
9519 Woodstock Ct
Silver Spring, MD 20910
C/O Donald Frost
1730 Moore Rd
Boys, MD 20841-9530

BLOCK 1



GRID COORDINATES FOR GIS PURPOSES ONLY AND I MEASUREMENTS.

3.) THIS SUBMISSION RECORD PLAT IS NOT INTENDI OWNERSHIP AND USE, NOR EVERY MATTER RESTRICT PROPERTY. THE SUBMISSION RECORD PLAT IS NOT TITLE OR TO DEPCT OR NOTE ALL MATTERS AFTEC

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATI ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OF THIS PROPERTY, APPROVED BY THE MONTGOMER TO SURVIVE AND NOT BE EXTINGUISHED BY THE RE EXPRESSLY CONTEMPLATED BY THE PLAN AS APPR SUCH PLAN ARE MAINTAINED BY THE PLANNING BO DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT FORTH OF THE MONTGOMERY COUNTY CODE, ARTDOL IS CONTROLLED BY THE TERMS AND CONDITIONS AS MONTGOMERY COUNTY PLANNING BOARD OF PRELIM "NATIONAL PARK SEMINARY" AND THE SITE PLAN N SEMINARY, PHASE "I", AS MAY BE AMENDED.

9600 Dewitt Dr
Silver Spring, Md

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT RECORDED AMI COUNTY, MARYLAND IN L 28045 AT FOLIO P. 572.

7.) THIS PLAT CONFORMS WITH THE REQUIREMENTS COUNTY CODE REGARDING MODERATELY PRICED ON

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO COUNTY FOREST CONSERVATION LAW OF 1982 AND FORTH ON FINAL FOREST CONSERVATION PLAN NO. WELL AS TERMS AND CONDITIONS SET FORTH IN A 13178 AT FOLIO 421.

9.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FAVOR OF THE MARYLAND HISTORICAL TRUST DATE LIBER 28584 AT FOLIO 168.

10.) PRIVATE STREETS AND PRIVATE OPEN SPACES ESTABLISHED MASTER ASSOCIATION. MONTGOMERY THE MAINTENANCE OF THESE PRIVATE FACILITIES.

11.) PURSUANT TO THE MONTGOMERY COUNTY PLA PLAN NO. 1-06064, BY OPINION DATE AUGUST 10, WANNER OF SECTION 50-20(B) OF THE MONTGOMER PURSUANT TO SECTION 50-38 TO PERMIT CERTAIN LOCATED ON THE HISTORIC PROPERTY MONTH OF L LOCATED ON MORE THAN ONE LOT.

12.) THE PEDESTRIAN PUBLIC ACCESS EASEMENT - ALTERNATIVE PEDESTRIAN ACCESS WAY BYPASSING COULD NOT ACCOMMODATE THE CONTINUATION OF

13.) THE INGRESS/EGRESS EASEMENT REFERENCED PLANE AND IS CREATED IN ORDER TO PROVIDE PE PRIVATE ROAD IDENTIFIED AS SACKS STREET. ALL EASEMENT AREA SHALL BE THE RESPONSIBILITY OF ASSUADATION.

14.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPD THE LAND RECORDS OF MONTGOMERY COUNTY, MA

LOT 17
BLOCK 9
FOREST GLEN
PARK
PLAT NO. 7102

LOT 18
BLOCK 9
FOREST GLEN
PARK
PLAT NO. 7102

LOT 19
BLOCK 9

10/07/2007

OWNER'S CERTIFICATE

ID BY FOREST
MONTGOMERY

9600 Dewitt Dr
Silver, Spring, MD

NATIONAL PARK SEMINARY
An Alexander Company & EYA Development

National Park Seminary Site Map *Click and Drag the Site Map for a better view*

QUICK FINDS:

- Aloha House
- Ballroom
- Gymnasium
- Chapel
- Presidents House
- Senior House
- Music Hall
- Senior Annex
- Servants Quarters
- Carpenter's Shop
- Stables
- Practice Hall
- Fire House
- Power Plant
- Historic Condo Sales Office (located in the Pagoda)
- New Construction Sales Office
- New Construction Townhomes

HOME

HISTORIC CONDO SALES BY

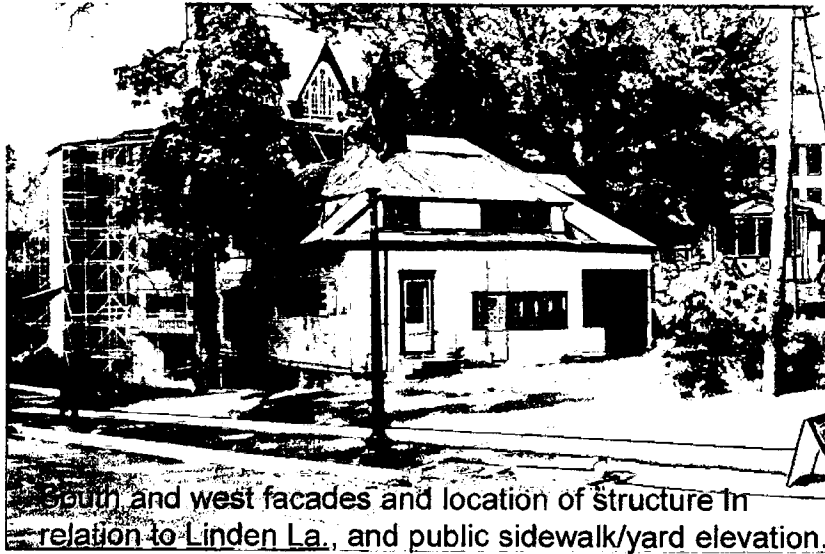
Dumpster on site

Most trees on rendering do not exist.
Existing trees on property are marked in red ink.

10/07/07

All photo's taken 9/6/2007

Chiopi Japanese Bungalow



South and west facades and location of structure in relation to Linden La., and public sidewalk/yard elevation.



South façade- roof line and land area. Stone pillar once staged a statue on the school grounds.



Photo shows more of south roof and walkways in the yard. Can see location of the Pagoda to the Northwest.



Hickory tree located at west façade. Tree is now dying due to public underground utility work done running parallel to the Linden La. Between the tree and the sidewalk.

D. J. [Signature]
10/07/07

West façade and yard elevation.
A dumpster is located in lot along
north façade.

Chiopi Japanese Bungalow



North façade shows elevation surrounding structure, more of roof to be replaced, and shows the clearance of the trees from the roof line.



East façade yard, Ginkgo Tree protected with framing.

D. [Signature]
10/07/07

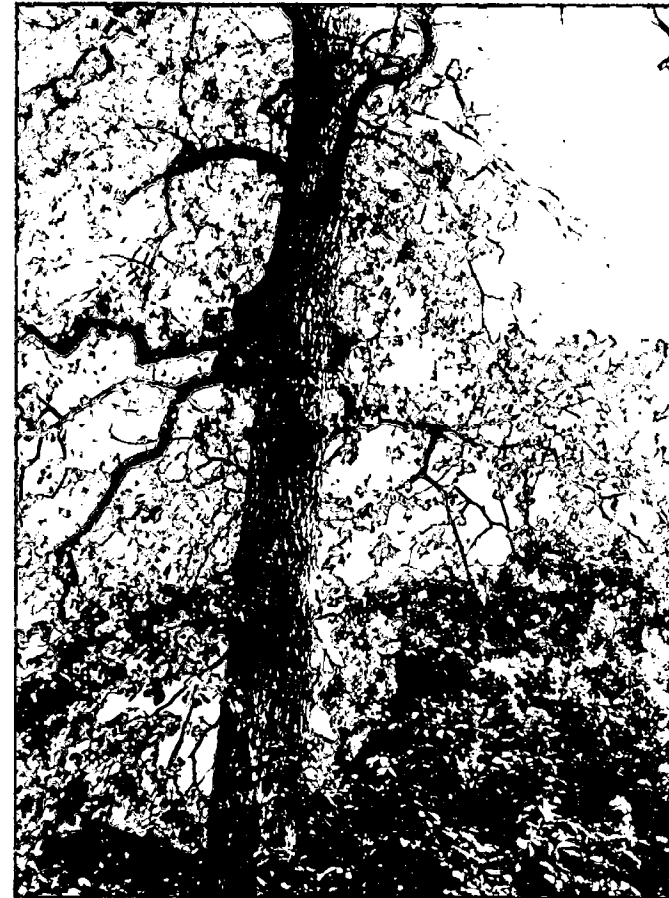
Chiopi Japanese Bungalow



Construction fence dividing properties at east façade.
Ginkgo Tree protected at the base and is so tall that
its over hanging branches do not touch the roof line, Also
~~shows downspout with missing gutter~~



Condition of roof fascia board to be repaired with like
materials. Show where gutters will be installed.



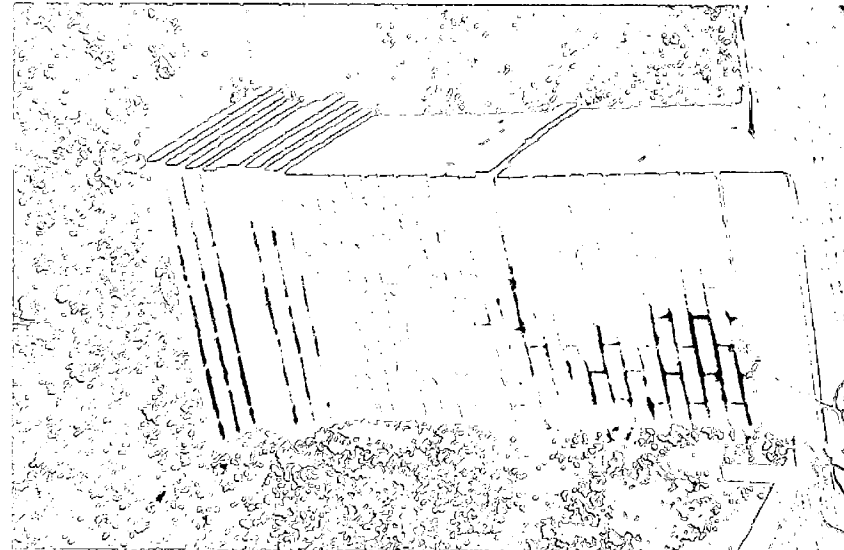
Top half of the Hickory tree appears to be dying.
Nevertheless, though close to the structure it does not
infringe on the roof work area. The Alexander Group
Will remove the tree if it dies.
Tree located on west façade yard.

D. A.
10/10/07

View of south west corner of roof line. Here the
dormer will be reconstructed back to resemble its
original design.

Chiopi Japanese Bungalow

Existing flashing around chimney

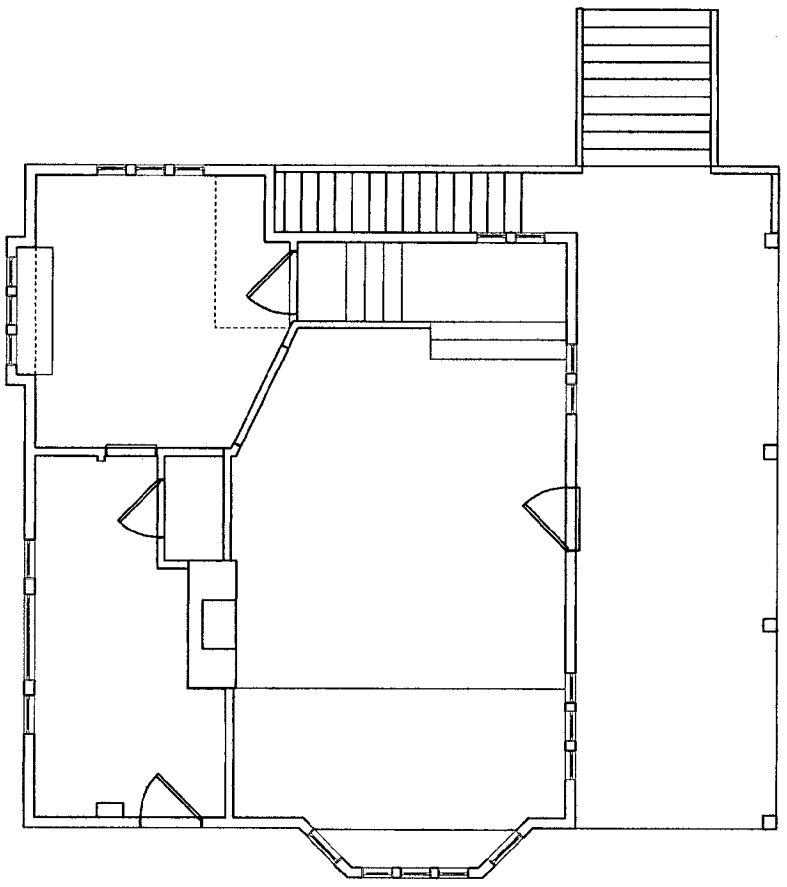


South west roof line and corner of dormer to be restored.



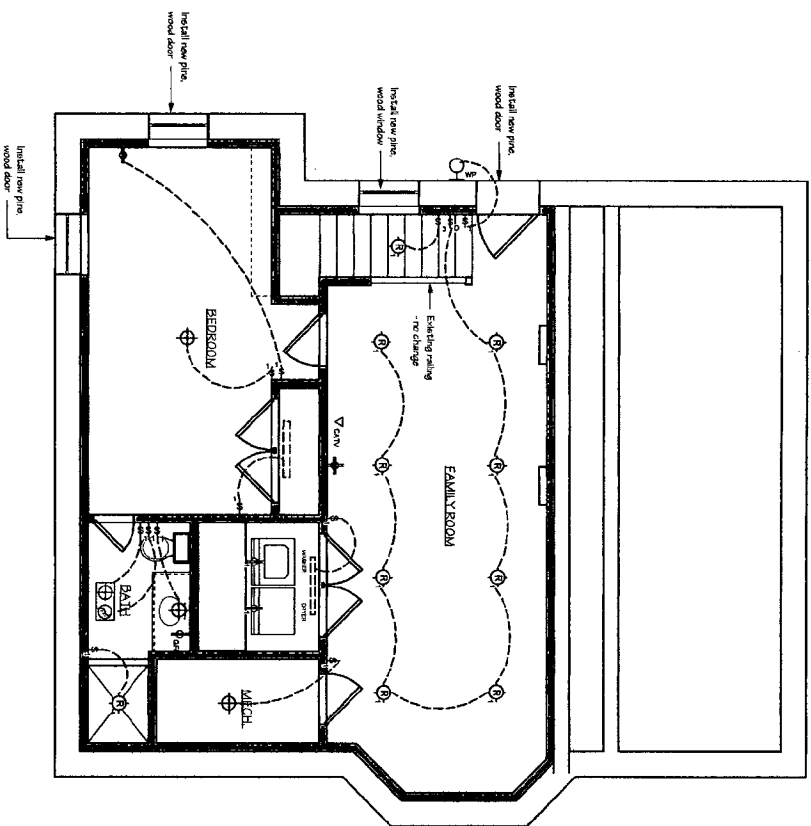
More of the existing roof, missing gutters, and fascia board
in need of repair.

D. B.
10/07/07



2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

<h2>Chiopi Bungalow</h2> <p>National Park Seminary Silver Spring, MD</p>					
Project No.		Project Name		Project Location	
Architect		Client		Project Start	
Scale		Date		Sheet No.	
Sheet	2	DL			
<p>2 SCHEMESHHEET</p>					



2 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

LEGEND - ELECTRICAL	
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	100-WIRE POWER AVAIL. 50% (120/240V) WITH GROUND

Chiopi Bungalow

National Park Seminary

Silver Spring, MD

Project No.	
Client	
Architect	
Scale	1/4" = 1'-0"
Sheet	DL
4	



2 EXISTING ELEVATION
Scale: 1/4" = 1'-0"

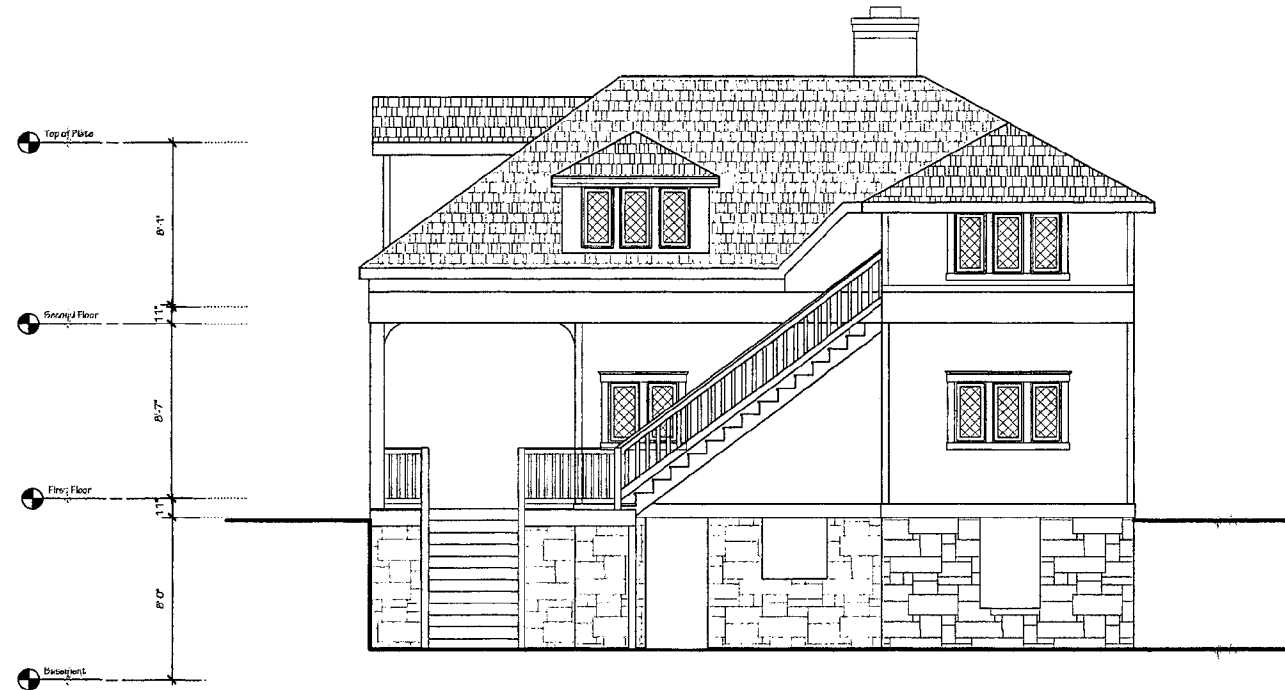
Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

Scale: 1/4" = 1'-0"
Date:
Sheet: 7 of

7
PROPOSED SECOND FLOOR PLAN



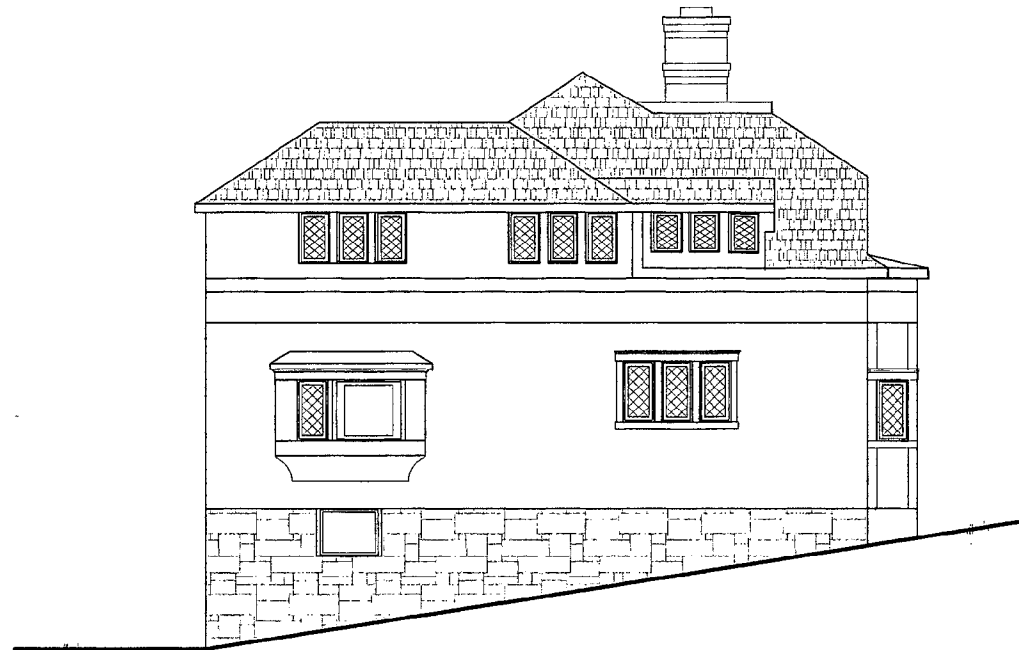
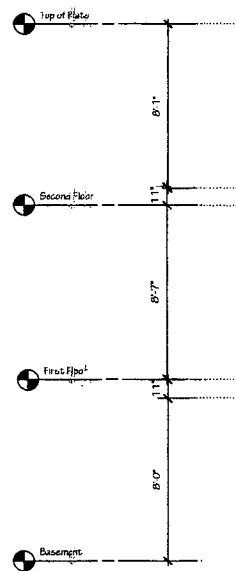
2 EXISTING ELEVATION
Scale: 1/4" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

Scale: 1/4" = 1'-0"
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8
PROPOSED EIGHT ELEVATION



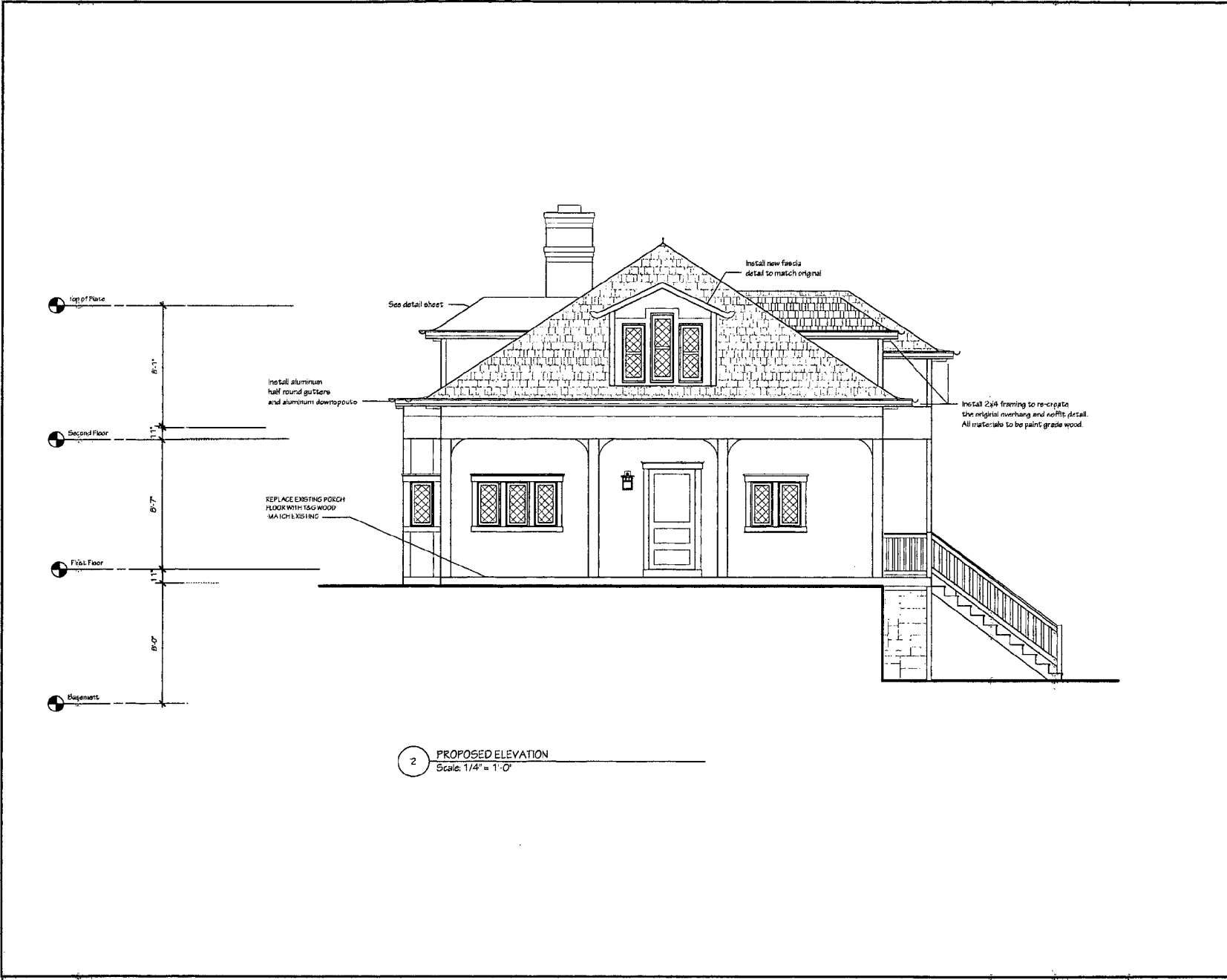
2 EXISTING ELEVATION
Scale: 1/4" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

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9
PROPOSED REAR ELEVATION



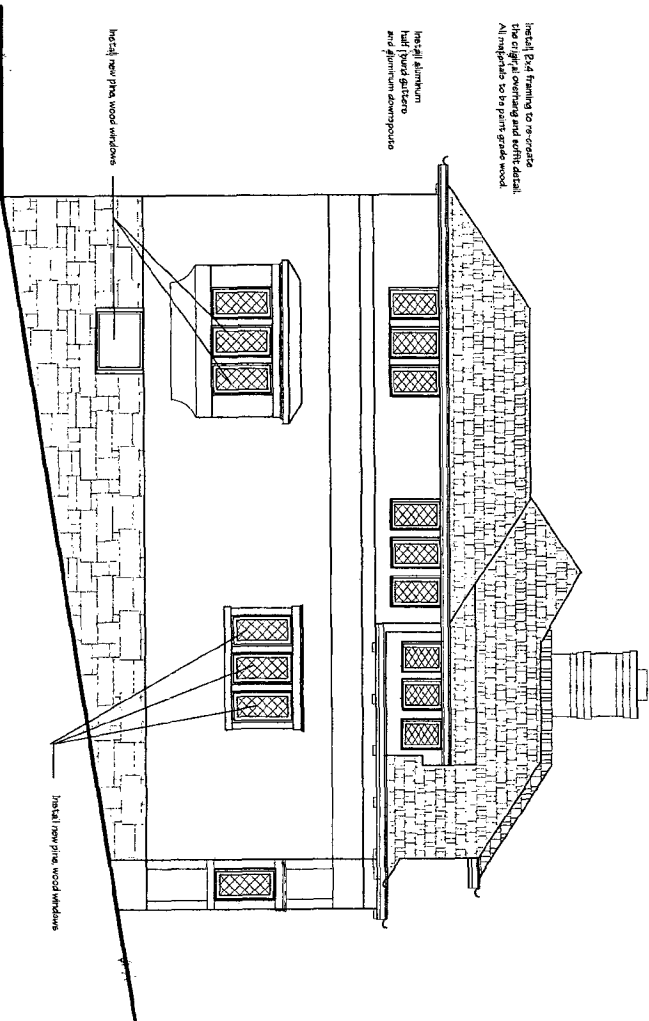
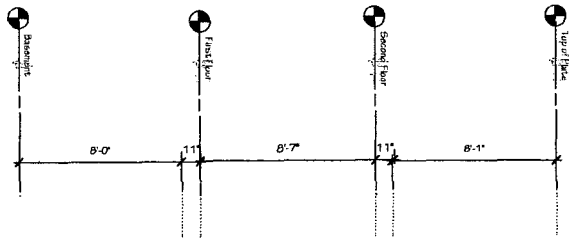
2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

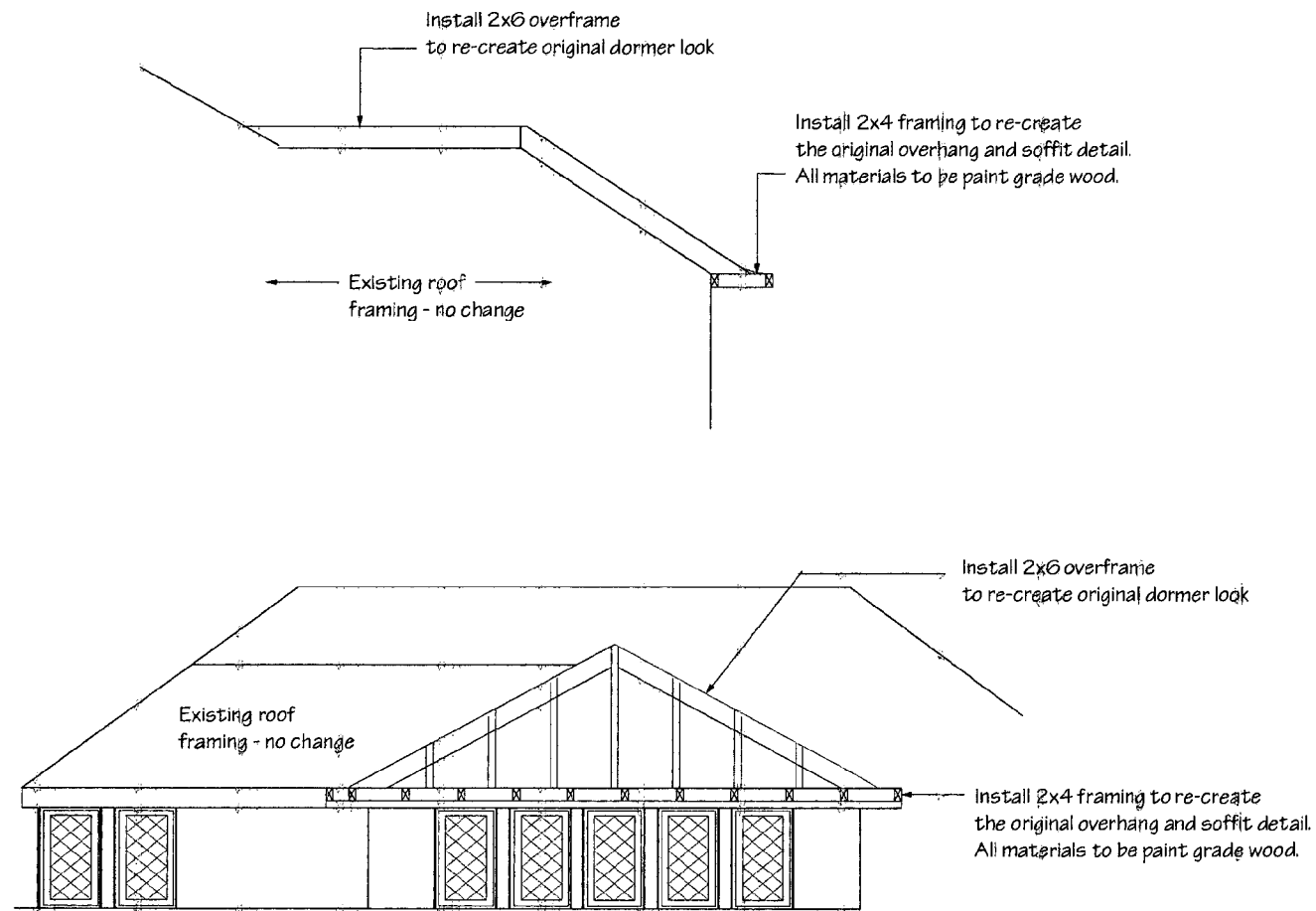
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 Proj. Designer: _____
 Proj. Manager: _____

Scale: 1/4" = 1'-0"
 Date: _____
 Sheet: 11 of 11
11
 FIRST FLOOR ELECTRICAL PLAN



2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

	<h2 style="margin: 0;">Chiopi Bungalow</h2> <p style="margin: 0;">National Park Seminary Silver Spring, MD</p>																		
13	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Drawing Log</td> <td style="width: 50%;">Date</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Drawing Log	Date																
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Chiopi Bungalow
 National Park Seminary
 Silver Spring, MD

Drawing Log	Date

Proj. Number:
 Proj. Designer:
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 Proj. Manager:

Scale: 1/4" = 1'-0" Date:

Sheet: 15 of

15
 NAME.ME

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9600 Dewitt Drive, Silver Spring	Meeting Date:	10/24/2007
Resource:	Outstanding Resource National Park Seminary Historic District	Report Date:	10/17/2007
Applicant:	Kyoto Trust (Agent, Donald Frost)	Public Notice:	10/10/2007
Review:	HAWP	Tax Credit:	Partial
Case Number:	36/001-07F	Staff:	Josh Silver
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP with the following condition:

1. Conditions as set forth by the Maryland Historical Trust Easement Committee. (See attached letter 23).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the National Park Seminary Historic District
STYLE: Bungalow
DATE: c.1894-1915

PROPOSAL:

The proposal described below has already been given approval by the Maryland Historical Trust Easement Committee.

The applicant is proposing to rehabilitate the entire roof structure of the house per the Maryland Historical Trust Easement Committee's detailed review of the project. The proposal includes the following:

- Removal of all existing roof tiles
- Where applicable, replace all damaged roof joists
- Repair/replacement of fascia and soffit boards
- Installation of south façade over frame, per attached plans
- Recreation of the soffit details, per attached plans
- Repair/replacement of all wood trim, soffit and fascia boards
- Repair/replacement of all rotten/terminate destroyed wooden porch posts
- Installation of new aluminum half-round gutters and downspouts
- Installation of new fiberglass roofing shingles.

**Note: the above proposal includes only repair/rehabilitation work associated with the roof structure of the building. All other future work will be reviewed and approved by the HPC prior to the project commencing.*

APPLICABLE GUIDELINES:

When reviewing alterations and new construction with the National Park Seminary Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 POLYVILLE PIKE, 3RD FLOOR, ROCKVILLE, MD 20850
246.377.6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Donald L. Frost
Daytime Phone No.: 301-807-9573

Tax Account No.: 03532876
Name of Property Owner: Kyoto Trust Daytime Phone No.: 301-807-9573
Address: 17310 Moore Rd, Boyds Maryland 20841-9530
Street Number City State Zip Code
Contractor: Owner Phone No.: 301-807-9573
Contractor Registration No.: n/a
Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9600 Dewitt Dr. Street _____
Town/City: Silver Spring Nearest Cross Street: Linden Lane
Lot: 56 Block: 1 Subdivision: 7
Liber: 34402 Folio: 433 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 50K for this portion of the overall project.

1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL n/a

- 3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 10/07/2007
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 467769 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

1. Written Description of Project

a.

The Chiopi Japanese Bungalow is located in the National Park Seminary Historic District. Its front faces east toward the dormitories and Ballroom building of the National Seminary School. Approximately 25 yards from the southwest corner sits the school Chapel with stained glass windows still intact. Due South across Linden Lane is the Theta Mission Sorority House that can be seen from the Bungalow's living room window. Across from the Mission House, southwest of the Japanese Bungalow sits the Seminary Farm House. Across the back yard and across Linden Lane is the Seminary Library House. North and directly adjacent is the Japanese Pagoda sorority house.

The historical significance of the structure is its use as a sorority house. Built between 1894 and 1915 the house served as part of the National Seminary School and part of an eclectic scene of sorority houses each built in a different style. Chiopi was the first sorority house at National Park Seminary and was built to house a secret literary society that was discovered meeting clandestinely. As found in the National register, "[This] Historic District is significant as an architectural "folly" [and, although a "finishing school of bygone days] it did express the dominant attitudes towards women's capabilities and roles in society in the days before woman's suffrage and Women's Lib." In addition, in 1942 the site became part of the Walter Reed Army Hospital and served World War II soldiers as a recovery site for the wounded.

The historical feature/design of the structure was its Oriental flavor with slightly upturned edges of the roof. Later, most probably the Army altered its appearance to resemble a more conventional American bungalow style. Decorative roof forms and the upturned portions of the roof no longer adorn the structure. The interior had an Oriental flavor as well.

b.

This portion of the overall project intends to rehabilitate the roof structure and its related components, including fascia, soffit, framing to re-create original overhangs, gutters, and roof shingles, to its original sound condition and style as authorized. Repairs and replacements are to remedy deficiencies where necessary and beneficial to the structure in order to reinstate its original historical appeal and value. The work involved should have no ill effect on its surroundings. Most of the Seminary buildings that are adjacent to the Chiopi Japanese Bungalow are also under historical renovation by several different contractors at this time. Historical repairs, refurbishing, and bringing the structure up to code will greatly help to beautify and revitalize this long forgotten historical district in Silver Spring. Property values in the vicinity may also rise when the projects are completed.

In general, the work that is seeking permit at this time is as follows:

- Remove all existing roof tiles
- If any, replace all roof joists that are damaged, rotten or termite destroyed
- Repair or replacement any fascia board and soffit boards that are damaged, rotten, or termite destroyed.
- As per plans, reinstall south façade overframe to re-create original dormer look
- As per plans, re-create the original overhang and soffit detail
- Repair or replace all damaged, rotten or termite destroyed wood trims on roof, soffit, and fascia areas
- Repair or replace all damaged, rotten or termite destroyed wood porch posts
- Install new aluminum half round gutters and downspouts
- Install roof new fiberglass roof shingles

2. Refer to site plan and environmental setting photo

3. The Chiopi Japanese Bungalow construction plans define the project on the following drawings:

- **Drawings 7 - 10**
Each of the drawings shows existing elevations.
- **Drawing 11 –**
This east façade drawing details the installation of the singles, fascia to match the original and the recreation of the original overhang and soffit detail, and gutter install.
- **Drawing 12 –**
North façade drawing of roof details. Drawing points out the installation of the singles, fascia to match the original and the recreation of the original overhang and soffit detail, and gutter install.
- **Drawing 13 –**
West façade drawing of roof details. Drawing points out the installation of the singles, fascia to match the original and the recreation of the original overhang, soffit detail and gutter install.

- **Drawing 14 –**
South façade drawing of roof details. Drawing points out the installation of the shingles, fascia to match the original and the recreation of the original overhang, soffit detail and gutter install. In addition, points out the area for the dormer overframe installation as detailed in drawing 15.
- **Drawing 15 –**
This drawing details the construction of the 2x6 overframe to re-create original dormer look, 2x4 framing to re-create the original overhang and soffit detail.

4. Material Specifications

For restoration of – roof and shingles, dormer overhang, fascia and soffit repairs and details, gutters and downspouts

- All materials to be paint grade wood
- 2x4 framing studs (pine)
- 2x6 framing materials (pine)
- ¼ CDX Sheeting material
- Half round aluminum gutters and downspouts
- Fiberglass roof shingles
- Roofing felt
- Copper flashing
- Roofing nails
- Primer
- Exterior Paint
- caulk

5. Photographs

Refer to attached photographic prints

6. Tree Survey

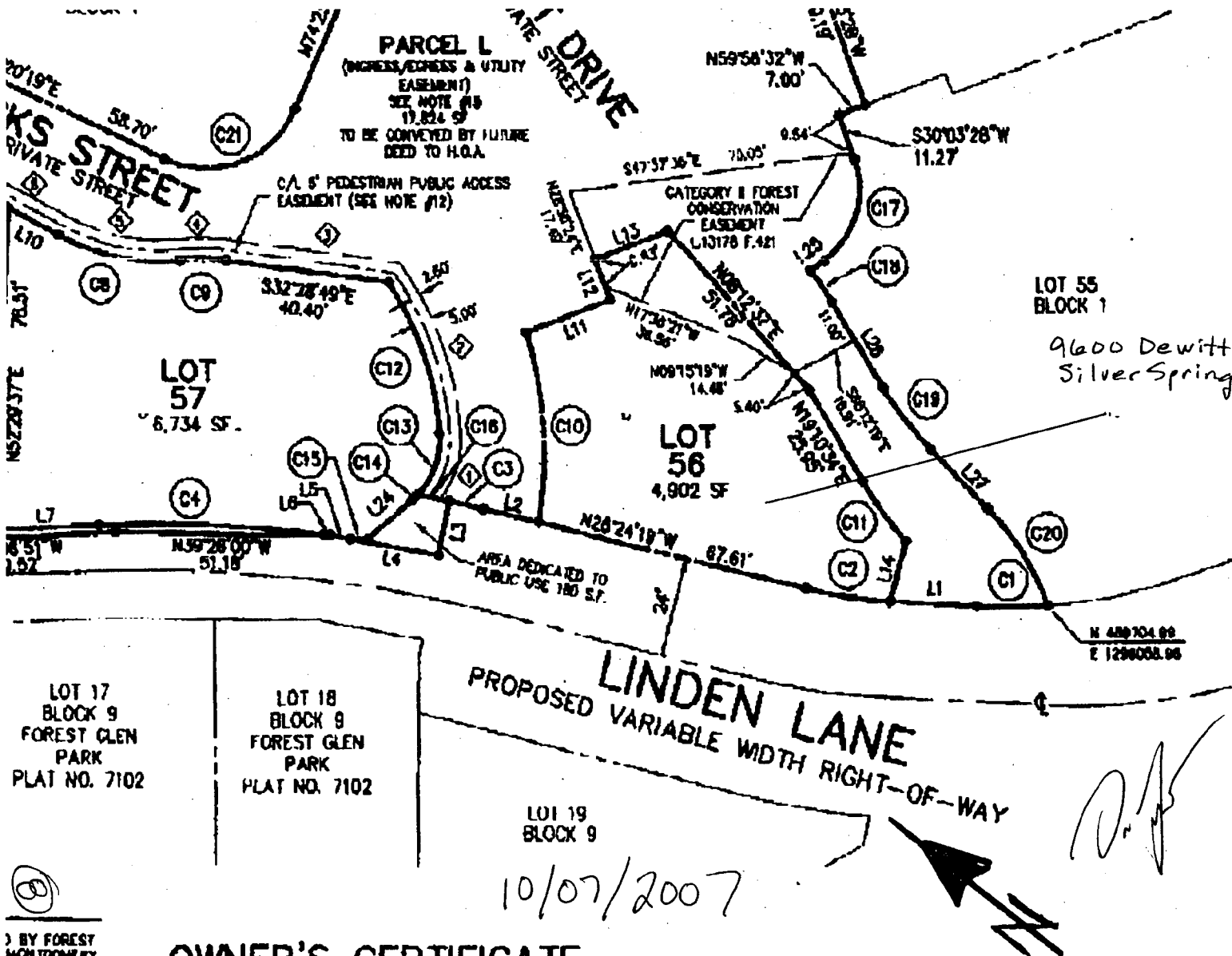
There is one tree of significant historical value on the property. Located at the front east façade of the house is a Gingko tree that is well over one hundred years old. The tree towers into the sky to a height of approximately 75 to 100 feet. This species of tree has been on earth for so long that it is known as a living fossil. There is much care taken to protect the tree. On the west façade is a very tall Hickory tree that most likely received damage at the taproot during the installation of the neighborhood utilities. The utility was buried parallel to the street, Linden Lane, and along side the tree. If it continues to die the Alexander Group will do the utility work will remove the tree. Neither one of the trees encroaches on the structure in a way that would hurt the trees while the roof is under renovation.

7. Addresses of Adjacent and Confronting Property Owners

Evans, Edward M
2760 Linden Lane
Silver Spring, MD 20910

Forest Glen SF LLC
2820 Sacks Drive
Silver Spring, MD 20910
C/O Natalie Bock, Alexander Company
145 East Badger Road Ste #200
Madison WI 53713-2708

Mission Trust
9519 Woodstock Ct
Silver Spring, MD 20910
C/O Donald Frost
1730 Moore Rd
Boys, MD 20841-9530



MEASUREMENTS.

3.) THIS SUBMISSION RECORD PLAT IS NOT INTENDI OWNERSHIP AND USE, NOR (EVERY MATTER RESERV PROPERTY. THE SUBMISSION RECORD PLAT IS NOT TITLE OR TO OBJECT OR NOTE ALL MATTERS ATTEC

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OF THIS PROPERTY, APPROVED BY THE MONTGOMER TO SURVIVE AND NOT BE EXTINGUISHED BY THE RE EXPRESSLY CONTEMPLATED BY THE PLAN AS APPR SUCH PLAN ARE MAINTAINED BY THE PLANNING BO DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY DELINEATED HEREON IS SUBJECT' FORTH IN THE MONTGOMERY COUNTY CODE. APPROU IS CONTROLLED BY THE TERMS AND CONDITIONS AS MONTGOMERY COUNTY PLANNING BOARD OF PRELIM "NATIONAL PARK SEMINARY" AND THE SITE PLAN N SEMINARY, PHASE I, AS MAY BE AMENDED.

9600 Dewitt Dr
Silver Spring, MD

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT RECORDED AMI COUNTY, MARYLAND IN L. 28045 AT FOLIO P. 572.

7.) THIS PLAT CONFORMS WITH THE REQUIREMENTS COUNTY CODE REGARDING MODERATELY PRICED OW

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO COUNTY FOREST CONSERVATION LAW OF 1992 AND FORTH ON FINAL FOREST CONSERVATION PLAN NO. WELL AS TERMS AND CONDITIONS SET FORTH IN A 13178 AT FOLIO 421.

9.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FAVOR OF THE MARYLAND HISTORICAL TRUST DATE LIBER 28084 AT FOLIO 188.

10.) PRIVATE STREETS AND PRIVATE OPEN SPACES ESTABLISHED MASTER ASSOCIATION. MONTGOMERY THE MAINTENANCE OF THESE PRIVATE FACILITIES.

11.) PURSUANT TO THE MONTGOMERY COUNTY PLAN PLAN NO. 1-08064, BY ORDNOR DATE AUGUST 10, WAIVER OF SECTION 50-20(B) OF THE MONTGOMER PURSUANT TO SECTION 50-38 TO PERMIT CERTAIN LOCATED ON THE HISTORIC PROPERTY MOUTH OF L LOCATED ON MORE THAN ONE LOT.

12.) THE PEDESTRIAN PUBLIC ACCESS EASEMENT IS ALTERNATIVE PEDESTRIAN ACCESS WAY BYPASSING COULD NOT ACCOMMODATE THE CONTINUATION OF

13.) THE INGRESS/EGRESS EASEMENT REFERENCED PLANE AND IS CREATED IN ORDER TO PROVIDE PEI PRIVATE ROAD IDENTIFIED AS SACKS STREET. ALL EASEMENT AREA SHALL BE THE RESPONSIBILITY OF ASSOCIATION.

14.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPD THE LAND RECORDS OF MONTGOMERY COUNTY, MD

LOT 17
BLOCK 9
FOREST GLEN
PARK
PLAT NO. 7102

LOT 18
BLOCK 9
FOREST GLEN
PARK
PLAT NO. 7102

LINDEN LANE
PROPOSED VARIABLE WIDTH RIGHT-OF-WAY

LOT 19
BLOCK 9
10/07/2007

BY FOREST MONTGOMERY

OWNER'S CERTIFICATE

9600 Dewitt Dr
Silver Spring, MD

NATIONAL PARK SEMINARY
An Alexander Company & FVA Development

National Park Seminary Site Map [Navigation icons: Home, Back, Forward, Stop, Refresh] **Click and Drag the Site Map for a better view**

QUICK FINDS:

- Aloha House
- Ballroom
- Gymnasium
- Chapel
- Presidents House
- Senior House
- Music Hall
- Senior Annex
- Servants Quarters
- Carpenter's Shop
- Stables
- Practice Hall
- Fire House
- Power Plant
- Historic Condo Sales Office (located in the Pagoda)
- New Construction Sales Office
- New Construction Townhomes

HOMIE HISTORIC CONDO SALES BY [Legend]

Dumpster on site

Most trees on rendering do not exist. Existing trees on property are marked in red ink.

[Signature]
10/07/07

6

All photos taken 9/6/2007

Chiopi Japanese Bungalow



South and west facades and location of structure in relation to Linden La., and public sidewalk/yard elevation.



South facade- roof line and land area. Stone pillar once staged a statue on the school grounds.



Photo shows more of south roof and walkways in the yard. Can see location of the Pagoda to the Northwest.



Hickory tree located at west facade. Tree is now dying due to public underground utility work done running parallel to the Linden La. Between the tree and the sidewalk.



D. [Signature]
10/07/07

West façade and yard elevation.
A dumpster is located in lot along
north façade.

Chiopi Japanese Bungalow



North façade shows elevation surrounding structure, more of roof to be replaced, and shows the clearance of the trees from the roof line.



East façade yard, Gingko Tree protected with framing.

D. A.
10/07/07

Chiopi Japanese Bungalow



Construction fence dividing properties at east façade. Gingko Tree protected at the base and is so tall that its over hanging branches do not touch the roof line, Also shows downspout with missing gutter.



Condition of roof fascia board to be repaired with like materials. Show where gutters will be installed.



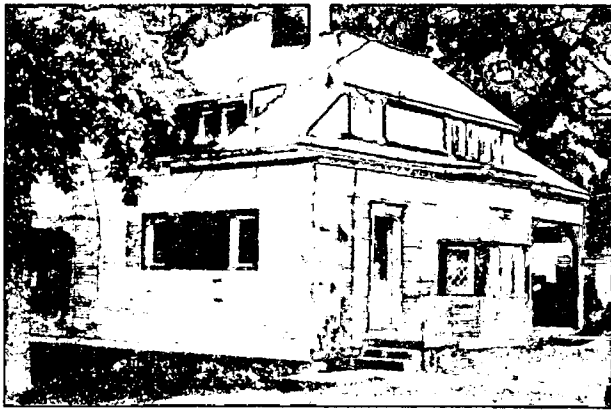
Top half of the Hickory tree appears to be dying. Nevertheless, though close to the structure it does not infringe on the roof work area. The Alexander Group Will remove the tree if it dies. Tree located on west façade yard.

D. A.
10/07/07

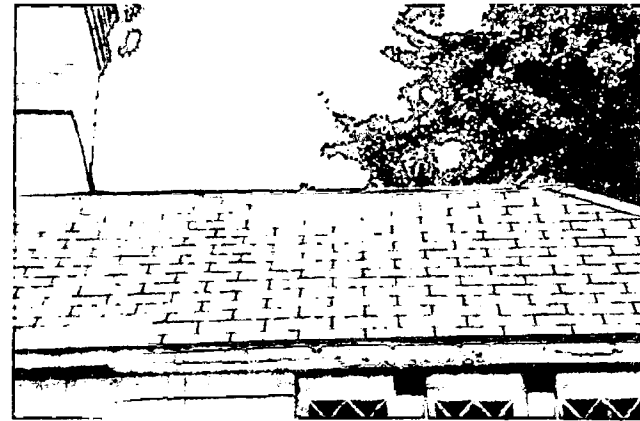
View of south west corner of roof line. Here the dormer will be reconstructed back to resemble its original design.

Chiopi Japanese Bungalow

Existing flashing around chimney



South west roof line and corner of dormer to be restored.

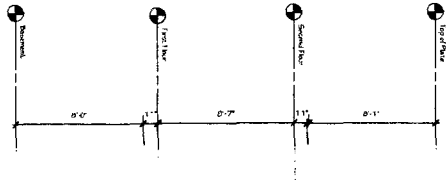


More of the existing roof, missing gutters, and fascia board in need of repair.

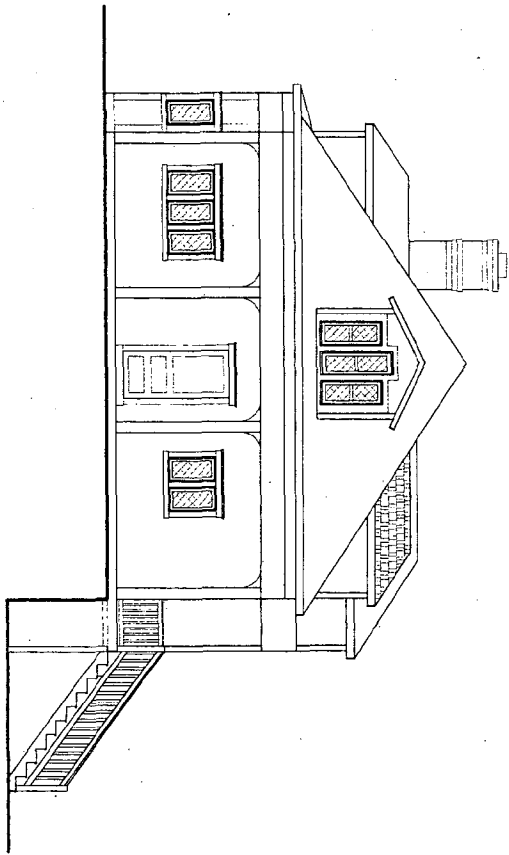
(B)

D. F.
10/09/07

14



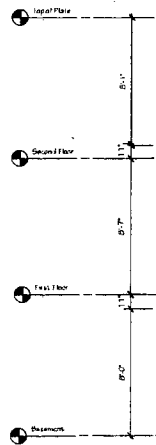
2 EXISTING ELEVATION
SCALE 1/4" = 1'-0"



Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Orientation East

Roll Number: _____
 Draw Number: _____
 Date: _____
 Scale: 1/4" = 1'-0"
 Sheet: 01
7
 PROJECT ARCHITECTS



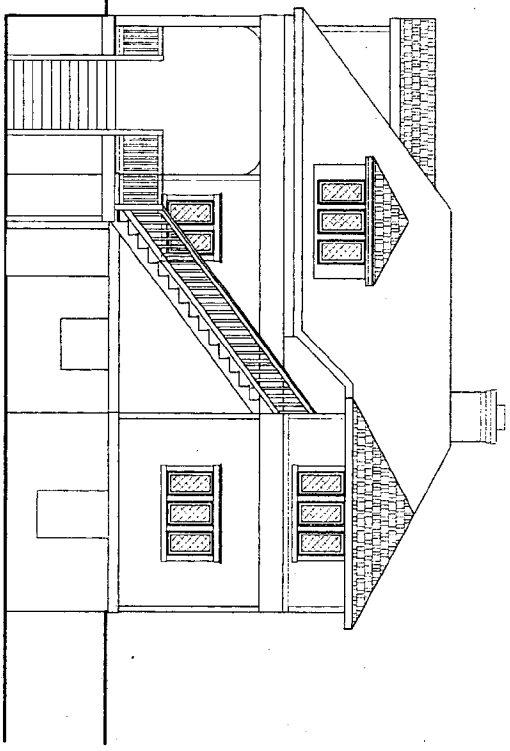
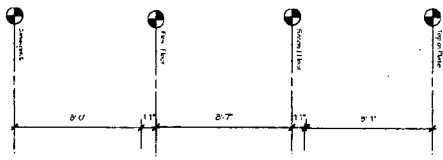
2 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing No. _____ Date _____

Proj. Number: _____
Proj. Designer: _____
Proj. Manager: _____

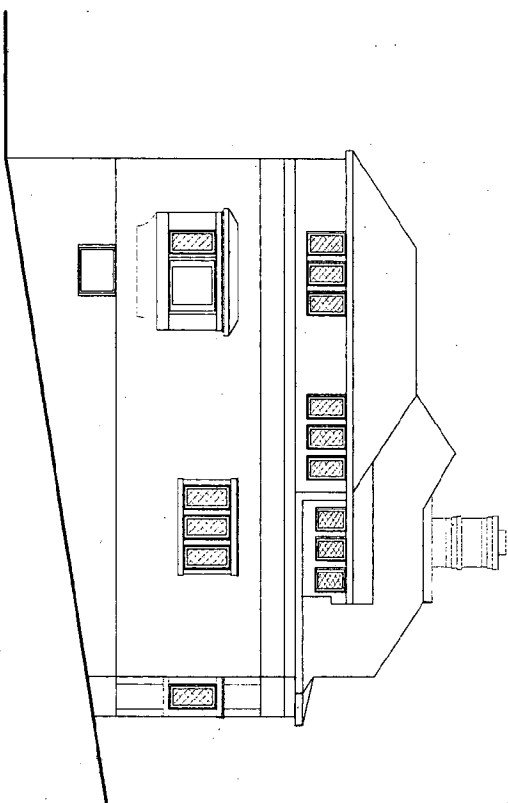
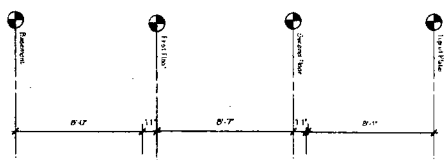
Scale: 1/4" = 1'-0" Date _____
Sheet 11 of _____
SKELETON RECONSTRUCTION



2 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawn by	Date
Checked by	Date
Scale	1/8" = 1'-0"
Sheet	8
NATIONAL PARK SEMINARY SILVER SPRING, MARYLAND	

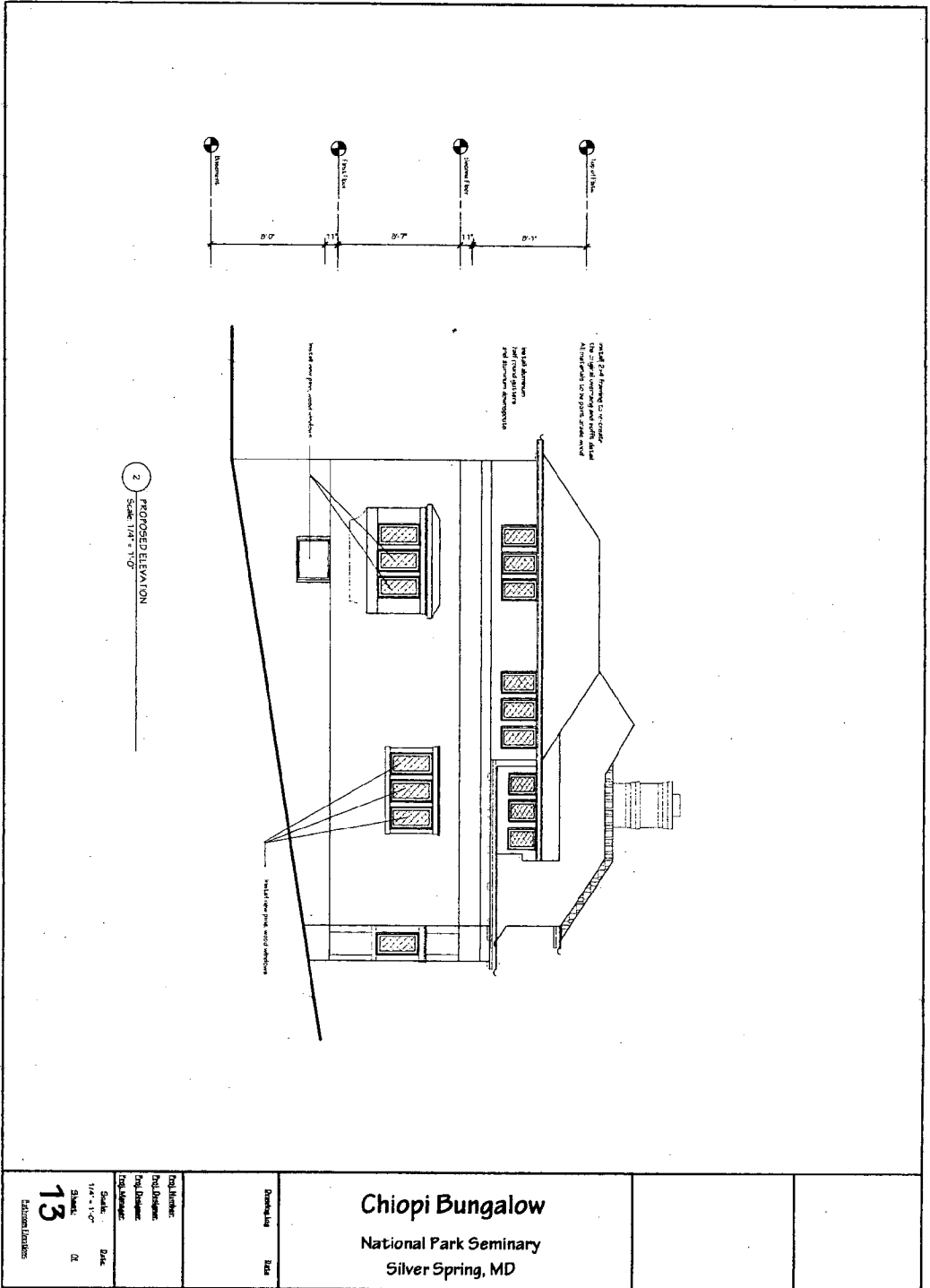


2. EXISTING ELEVATION
Scale: 1/4" = 1'-0"

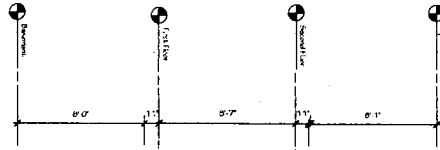
Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawn by: _____ Date: _____

Architect: ZOLSKO & ASSOCIATES
 Scale: 1/4" = 1'-0"
 Sheet: 6
 Date: 12/1/88
 Project: NATIONAL PARK SEMINARY



2



2 ENGINEERING ELEVATION
SCALE 1/4" = 1'-0"

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing No. 204

Architect:

Eng. Designer:

Eng. Designer:

Eng. Designer:

Scale:

1/4" = 1'-0"

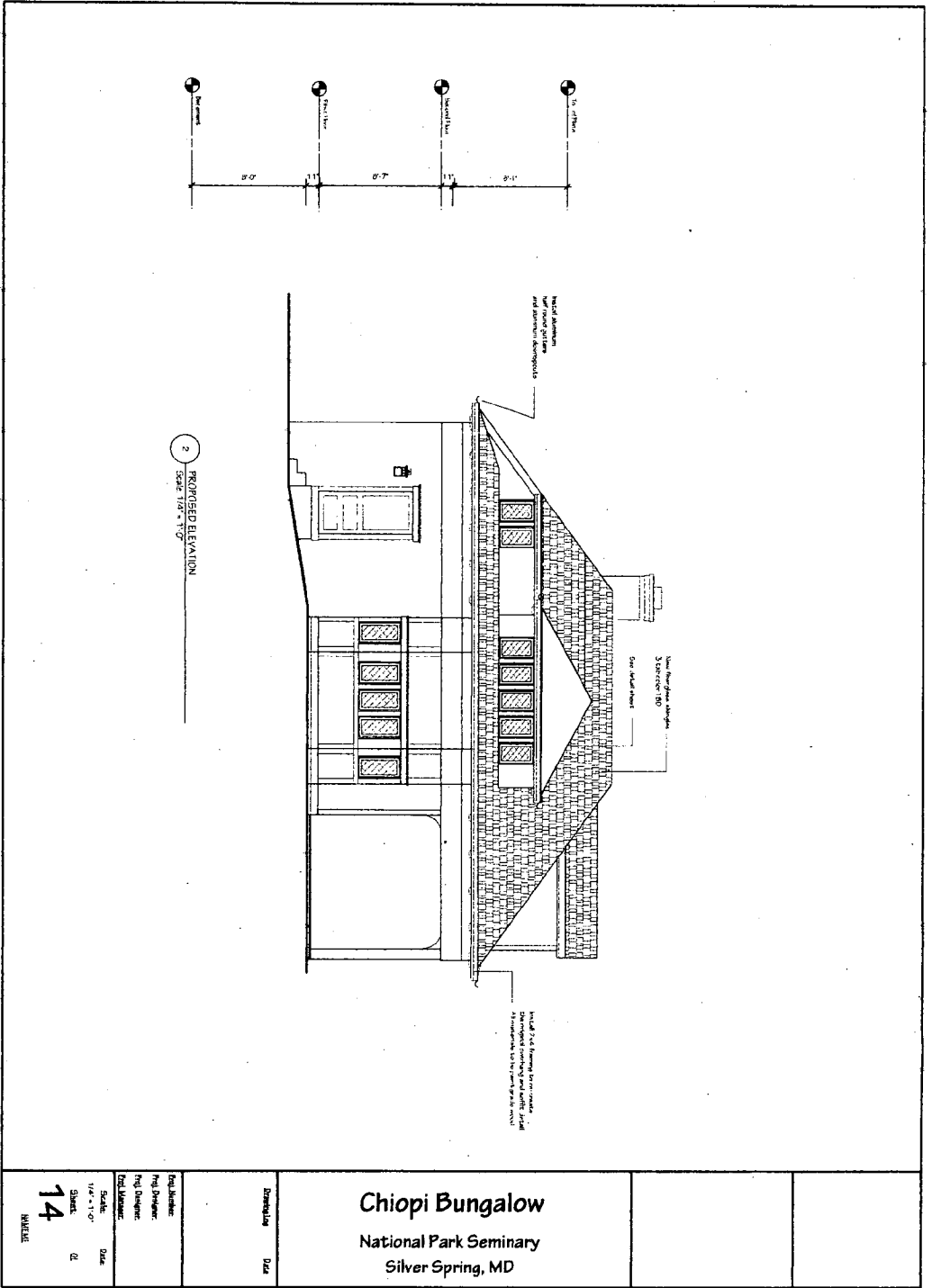
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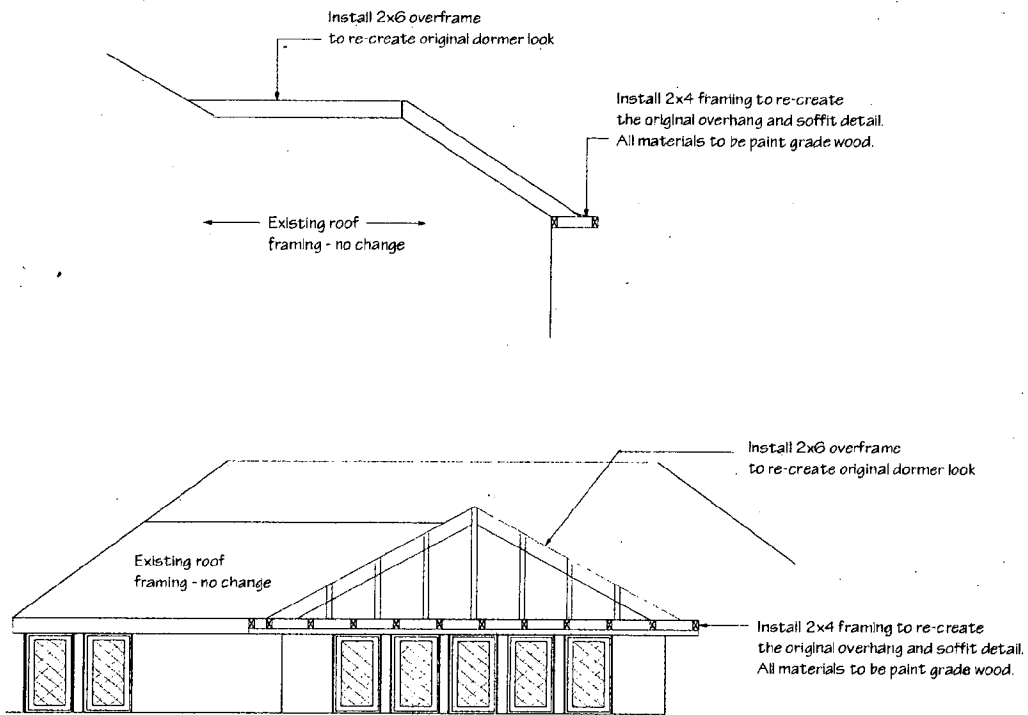
10

Date:

01

ENGINEERING ELEVATION





Chiopi Bungalow
 National Park Seminary
 Silver Spring, MD

Drawing Log Date

Proj. Number:
 Proj. Designer:
 Proj. Designer:
 Proj. Manager:

Scale: Date:
 1/4" = 1'-0"
 Sheet: Of:
15
 NAME ME

22



*Maryland Department of Planning
Maryland Historical Trust*

*Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor*

*Richard Eberhart Hall
Secretary
Matthew J. Power
Deputy Secretary*

October 3, 2007

Mr. Donald L. Frost
17310 Moore Road
Boys, Maryland 20841

Re: National Park Seminary/Forest Glen (Japanese Bungalow), Montgomery County
Maryland Historical Trust Preservation Easement

Dear Mr. Frost:

Thank you for your submission of plans, which we received in this office on September 17, 2007 and for attending the Maryland Historical Trust Easement Committee (Committee) on September 25, 2007.

Based upon the review and recommendation of the Committee, I approve of the plans provided that the following changes are made to the plans as submitted:

- Installation of a low wall rather than the proposed railing around the stair from the first floor to the basement; and
- Installation of diamond-paned windows to match the existing in the kitchen addition.

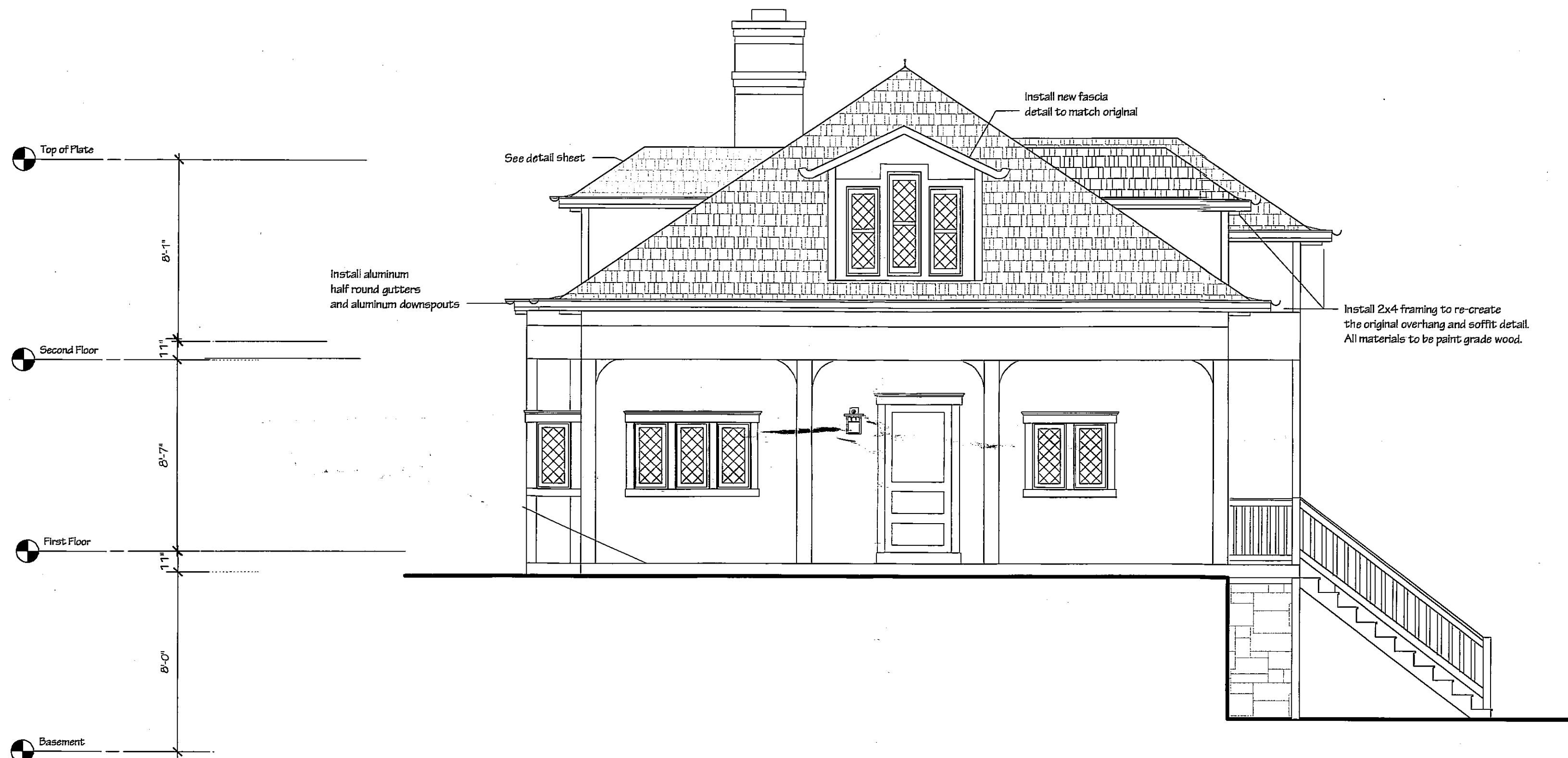
All plans and specifications must be submitted for the aforementioned work items, as well as proposed paint colors and ridge detail, for Trust review and approval. This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties, Rehabilitation Standards 6 and 9*.

This approval is valid for a period of six months from the date of this letter. Should you make any changes to the scope of work as approved, or require additional time to complete this project, please contact Ms. Elizabeth Schminke, Easement Administrator, at (410) 514-7632 or by email at bschminke@mdp.state.md.us.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/ESS



2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/31/07

Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

Scale: 1/4" = 1'-0"
Date:

Sheet: 11 of
FIRST FLOOR ELECTRICAL PLAN



2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
Julius D. ... 10/31/07

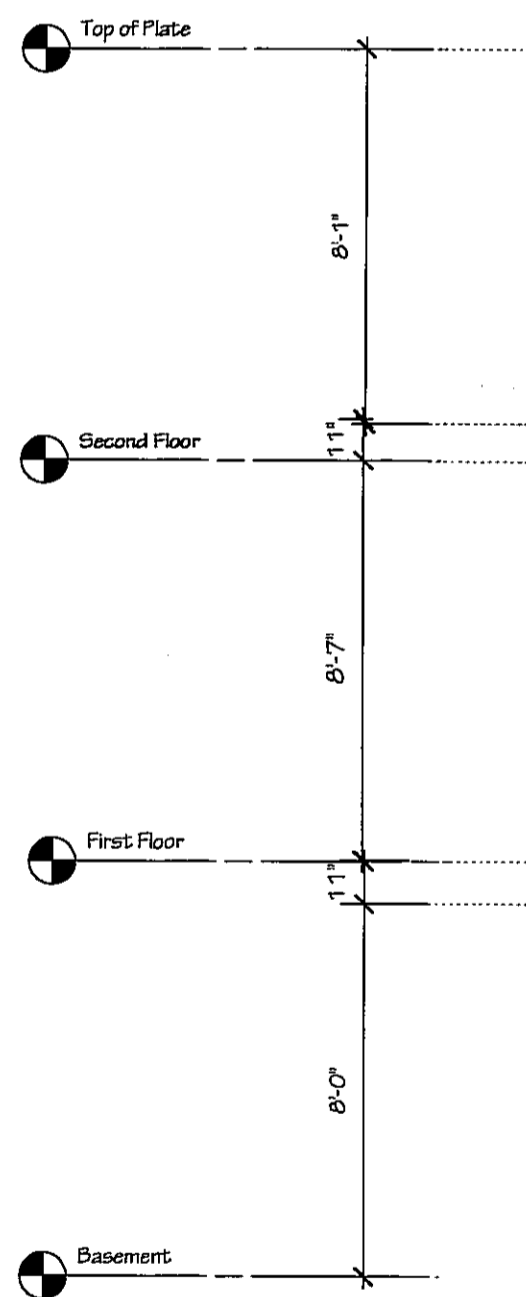
Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

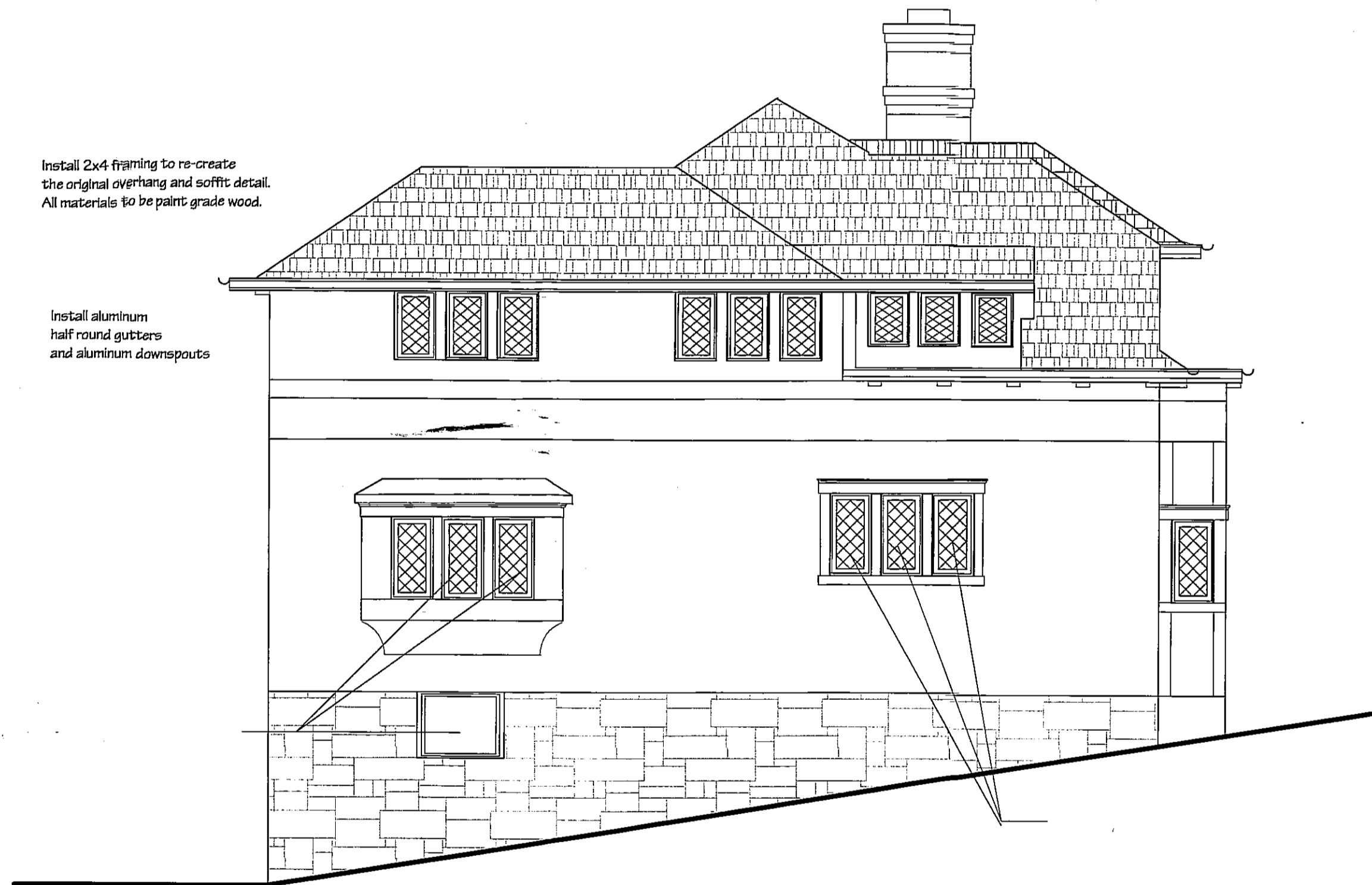
Scale: 1/4" = 1'-0"
Date:

Sheet: 12 Of:
SECOND FLOOR ELECTRICAL PLAN



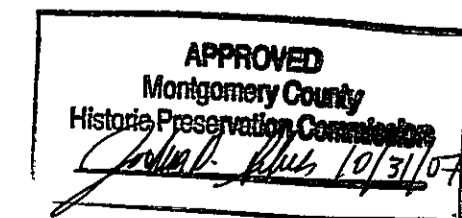
Install 2x4 framing to re-create the original overhang and soffit detail. All materials to be paint grade wood.

Install aluminum half round gutters and aluminum downspouts



2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Chiopi Bungalow
National Park Seminary
Silver Spring, MD

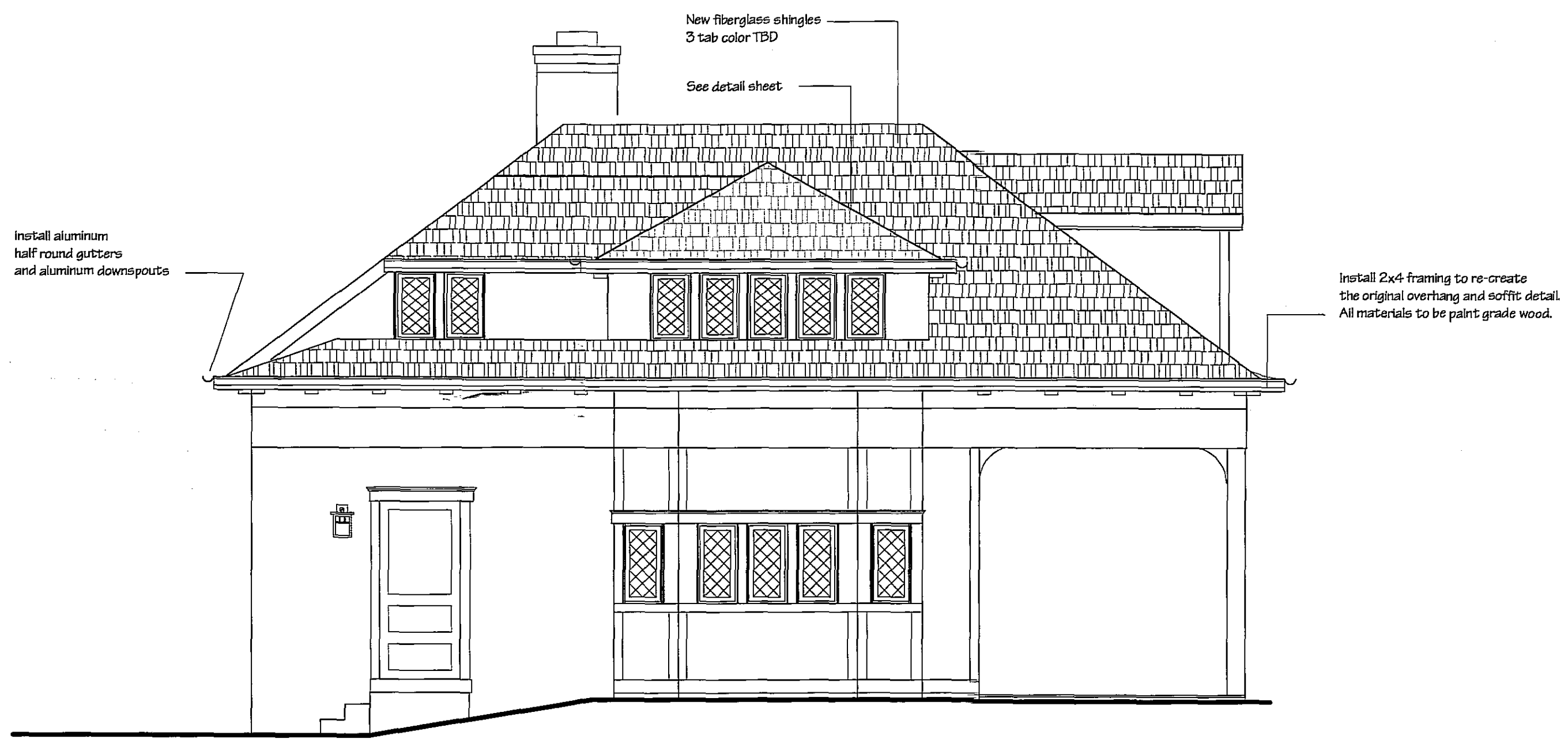
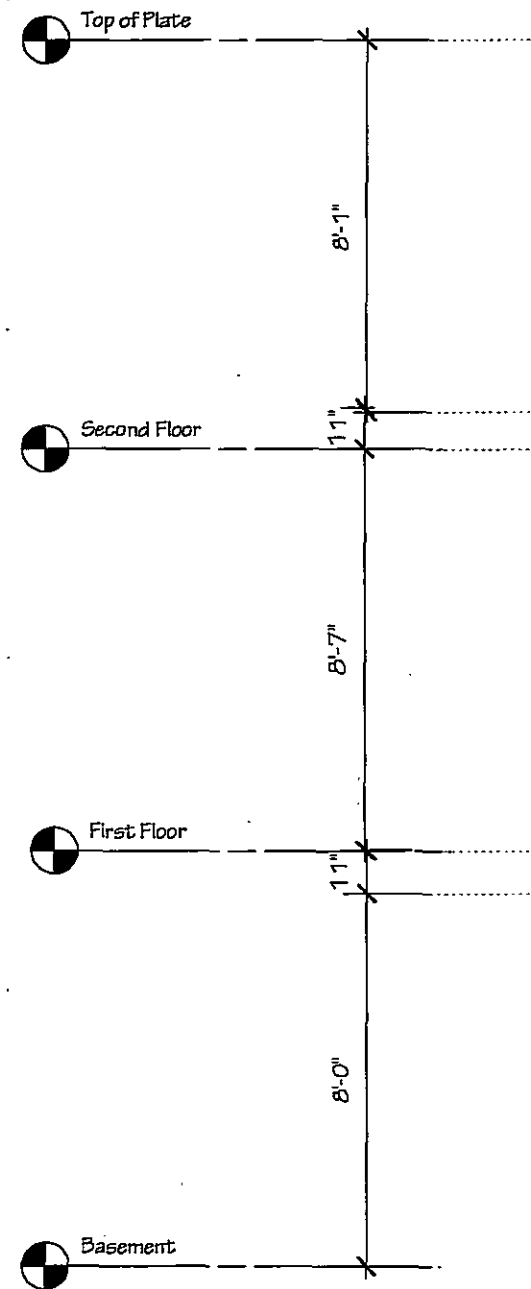
Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

Scale: 1/4" = 1'-0"
Date:

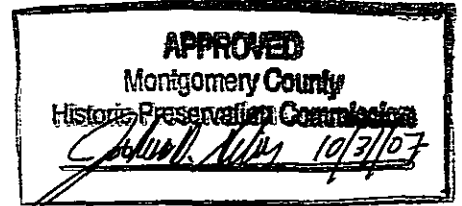
Sheet: 13 of

Bathroom Elevations



2 PROPOSED ELEVATION
Scale: 1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



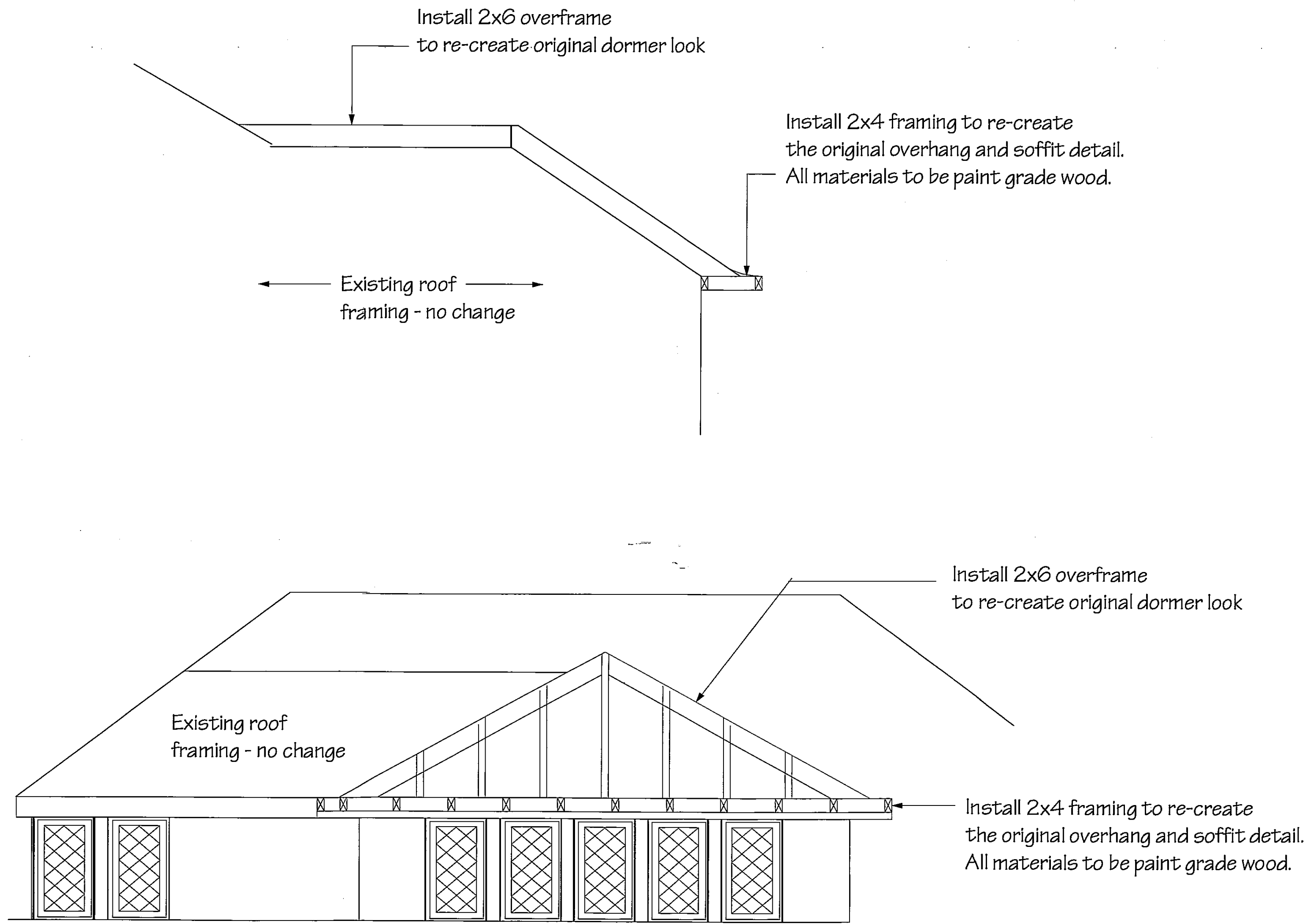
Chiopi Bungalow
National Park Seminary
Silver Spring, MD

Drawing Log	Date

Proj. Number:
Proj. Designer:
Proj. Designer:
Proj. Manager:

Scale: 1/4" = 1'-0"
Date:

Sheet: 14 of
NAME ME



Chiopi Bungalow
 National Park Seminary
 Silver Spring, MD

Drawing Log	Date

Proj. Number:
 Proj. Designer:
 Proj. Designer:
 Proj. Manager:

APPROVED
 Montgomery County
 Historic Preservation Commission
Annal Mar 10/31/07

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

Scale: 1/4" = 1'-0"
 Date:
 Sheet: **15**
 Of:
 NAME/ME